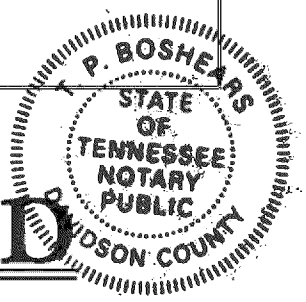
This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20249718 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$350,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 22nd day of August, 2024. Notary Public My Commission Expires: 3/9/27



WARRANTY DEED

Karen Johnson Davidson County
Batch# 1174516 DEEDWARR
08/26/2024 12:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20240826-0065454

THIS INDENTURE, made this 22nd day of August, 2024, among:

HAROLD LEE KENNEDY, JR.

UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NASHVILLE METRO HOLDINGS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

its successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the Plan of Williams and Hayes Co.'s Belle View Subdivision, Resubdivision of Lot No. 9 and the Northerly 111 feet of Lot No. 10, of record in Book 3842, page 195, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harold Lee Kennedy and wife, Wilma Jean Kennedy by deed from Andrew Ewing, Trustee, dated December 12, 1968, of record in Book 4293, page 794, Register's Office for Davidson County, Tennessee. Pursuant to Final Decree of Divorce of record in Book 10227, page 108, said Register's Office, the interest of Wilma Jean Kennedy was divested and vested in Harold Lee Kennedy. The property was further conveyed to Harold Lee Kennedy, Sr. and Harold Lee Kennedy, Jr., jointly with rights of survivorship by deed from Monica D. Edwards, Trustee, dated October 16, 1996, of record in Book 10227, page 112, as re-recorded in Book 10229, page 965, said Register's Office. The said Harold Lee Kennedy, Sr. having since died on January 22, 1999, leaving Harold Lee Kennedy, Jr. as surviving joint tenant. Pursuant to Final Decree of Divorce of record in Instrument No. 20240429-0030909, said Register's Office, any marital interest of Patrice A. Kennedy (spouse of Harold Lee Kennedy, Jr.) was divested and vested in Harold Lee Kennedy.

Being also known as 1516 Montgomery Avenue, Nashville, TN 37207.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Harold Lee Kennedy, Jr.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Harold Lee Kennedy, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

A. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand and official seal this 22 day of August, 2024.

Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Nashville Metro Holdings, LLC
Address: 1516 Montgomery Avenue
City, State, Zip: Nashville, TN 37207

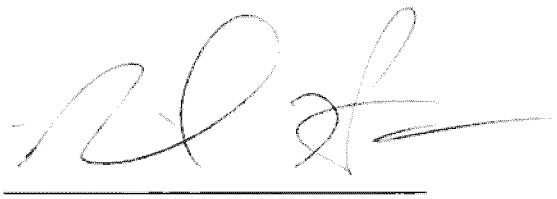
Responsible Party For Taxes:

Name: Nashville Metro Holdings, LLC
Address: 1516 Montgomery Avenue
City, State, Zip: Nashville, TN 37207

Tax ID: 071-12-292.00

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **August 22, 2024**.



Affiant Signature

8/22/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **22nd** day of **August**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

